

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: RQR-31586 - APPLICANT: CLEAR CHANNEL OUTDOOR -

OWNER: STORAGE EQUITIES

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0159-89), if approved.
2. This Special Use Permit shall be placed on an agenda closest to November 15, 2011 at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. Only one advertising sign is permitted per sign face.
5. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0159-89) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Required Review of an approved Special Use Permit (U-0159-89) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 275 South Martin L. King Boulevard.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/15/89	The City Council approved a request for a Special Use Permit (U-0159-89) to remove and replace an existing 55-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 275 South Martin L. King Boulevard. The Board of Zoning Adjustment recommended approval on 10/26/89.
12/21/94	The City Council approved a request for a Required Review [U-0159-89(1)] of an approved Special Use Permit (U-0159-89) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 275 South Martin L. King Boulevard. The Board of Zoning Adjustment recommended approval on 11/22/94.
03/01/00	The City Council approved a request for a Required Review [U-0159-89(2)] of an approved Special Use Permit (U-0159-89) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 275 South Martin L. King Boulevard. The Planning Commission recommended approval on 01/27/00.
04/21/04	The City Council approved a request for a Required Review (RQR-3732) of an approved Special Use Permit (U-0159-89) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 275 South Martin L. King Boulevard. The Planning Commission recommended approval on 03/25/04.
09/20/06	The City Council approved a request for a Site Development Plan Review (SDR-14790) for a proposed 100,700 square-foot, four-story mini-warehouse facility on 4.0 acres at 295 South Martin L. King Boulevard. The Planning Commission recommended approval on 08/24/06.
<i>Related Building Permits/Business Licenses</i>	
12/04/89	A building permit (89048962) was issued for an Off-Premise Sign under the address of 291 South Martin L. King Boulevard. The permit was finalized on 04/16/90.
11/14/07	A building permit was issued for a sprinkler system at 295 South Martin L. King Boulevard. The permit was finalized on 11/20/07.
02/08/07	Plans (C-71-07) were submitted and are still in review for a Public Storage Warehouse at 295 South Martin L. King Boulevard.
<i>Pre-Application Meeting</i>	
A pre-application meeting was not required, nor was one held.	

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<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	
<i>Field Check</i>	
12/22/08	Staff conducted a site inspection with the following observations: <ul style="list-style-type: none"> • The subject billboard had no embellishments, animated signage, or electronic displays • All structural elements have been properly maintained and are screened from public view • The sign and supporting structure appeared in good condition and does not require repainting or bird deterrents

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	3.79

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Warehouse/Storage	LI/R (Light Industry/Research)	M (Industrial)
North	Warehouse/Storage	LI/R (Light Industry/Research)	M (Industrial)
South	Retail Establishment	C (Commercial) and LI/R (Light Industry/Research)	M (Industrial)
East	ROW (Right-of-Way): I-15	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Warehouse	C (Commercial)	M (Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Las Vegas Redevelopment Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		Y
A-O Airport Overlay District (175 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

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DEVELOPMENT STANDARDS

Standards	Code Requirement	Provided	Compliance
Location	No Off-Premise Sign may be located within public right-of-way	Sign is not located in public right-of-way.	Y
Zoning	Off-Premise Signs are permitted in C-1, C-2, C-M, and M zoning districts only	Sign is located in a M (Industrial) zoning district/	Y
Area	No Off-Premise Sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	The sign is 672 square feet in size and has no embellishments.	Y
Height	No higher than 40 feet from grade at the point of construction: may be raised to a maximum of 55 feet with approval of the City Council if significantly obscured from view of travel lanes.	The sign is 55 feet tall.	N*
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	The structure elements of the sign are adequately screened from public view.	Y
Off-Premise Sign (Billboard)	At least 750 feet to another Off-Premise Sign along US-95/I-15 or at least 300 feet to another Off-premise Sign (if not along US-95)	The sign is approximately 650 feet from another Off-Premise Sign along I-15.	N**
Off-Premise Sign (Billboard)	At least 300 feet to the nearest property line of a lot in any "R" or U" zoned districts.	The sign is more than 300 feet from any lot designated for residential use.	Y

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Other	All Off-premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	The sign is permanently secured to the ground and is not located on property used for residential purposes.	Y
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* The City Council approved the Special Use Permit (U-0159-89) with plans depicting a 55-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 291 South Martin L. King Boulevard.

** The Special Use Permit (U-0159-89) approved the sign at its current location, which is approximately 650 feet from another Off-Premise Sign (Billboard).

ANALYSIS

This is the fourth Required Review since the initial approval of a Special Use Permit (U-0159-89) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 275 South Martin L. King Boulevard. A research of the building permit activity found that the billboard was constructed under sign permit #89048962, and received final inspection on 04/16/90 under the address of 295 South Martin L. King Boulevard. During a site inspection, staff found the Off-Premise Sign (Billboard) in good condition with no bird nuisance problems. There have been no significant changes in the surrounding land use since the installation of the sign.

FINDINGS

The sign is located with an M (Industrial) zoning district and is not within the Off-Premise Exclusionary Zone. The sign and supporting structure are in good condition and are being properly maintained. Staff finds there is no adverse impact regarding the continued use of the sign at this time; therefore, staff recommends approval, subject to a three-year review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 36

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APPROVALS 0

PROTESTS 0